
**Board of Directors Meeting
March 24, 2023
6:00 pm
Minutes**

Call to Order, Roll Call

- The meeting was called to order at 6:06
- Meeting attendees included:
 - Sean Cavins, President
 - Brenda Lloyd, Vice President
 - Kristy McClain, Director
 - Kevin Lovett, SRG
 - Steve Wahl, SRG

Owner Forum

- The meeting was posted to the VPP website
- Other than the above Board members, no other owners were in attendance

Approval of 3-25-22 Board minutes

- A motion to approve the minutes was made by Sean Cavins, the motion was seconded by Kristy McClain and approved unanimously

Financial Review

- Year to Date financials – January 2023

Balance Sheet

Alpine Operating	\$ 5,319
Alpine Reserves	\$53,753
Accounts Payable	\$16,079
\$10,459	Summit Resort Group
\$ 5,548	Turner Morris

P&L

Operating expenses are \$290,607 vs. budget of \$280,043, \$10,564 over budget YTD.

- 2023-24 budget, draft review

- Sent to BOD 3/3/23
- A motion was made to approve the budget as presented for owner review by Kristy McClain, the motion was seconded by Sean Cavins and was approved unanimously.

Managing Agent's Report

- Old Business
 - Property management agreement renewal
 - June 1, 2023 renewal

-Motion to approve the requested rate increase was made by Kristy McClain, seconded by Branda Lloyd and approved unanimously.

-New Business

Projects 2023

- Drainage - 1515/1517 drywells
- Exterior light fixture bid
 - The BOD would like to form a committee to assist with lighting decisions
 - Downcast fixtures
 - Do a test with top selections?
 - Brenda had previously found a fixture for \$57/unit, she will send info to Steve
 - Need a count on the fixtures, front doors and decks
- Paint the horizontal pieces of the hot tub railing
- Reserve study update, approx.. \$2,300, defer to next year?
- House number upgrade - get bids and bring to the annual meeting for a straw poll of owners
- Retaining wall at 1503, add to the capital plan
- Light globes
- Garage doors

Landscape plans

- No mow May - SRG does the mowing, there will be no mowing in May
- Tree replacements - Bobby Cat
- Flowers/Mulch - Bobby Cat
- Get the rest of the grills off of the decks

-Next Meeting Date

Annual owner meeting 2023

- 5/20/23 @ 9:30 via Zoom
 - Sean Cavins and Brenda Lloyd are up for reelection
 - Brenda is in the process of selling her home
 - Sean volunteered to be considered for reelection
- April 20, 2023 annual meeting notice to be sent
- Need to schedule a Spring property walk

-Adjourn

- A motion to adjourn was made by Sean Cavins, the motion was seconded by Kristy McClain and approved unanimously.
- The meeting adjourned at 7:05